

058.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

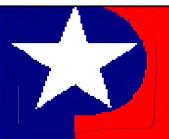
691,700 / 691,700

USE VALUE:

691,700 / 691,700

ASSESSED:

691,700 / 691,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		BOW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DYNAN MARY	
Owner 2:	FYNAN PETER D	
Owner 3:		

Street 1: 26 BOW STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,790 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Aluminum Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5790		Sq. Ft.	Site		0	70.	1.03	6									415,591						415,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5790.000	270,200	5,900	415,600	691,700		38462
							GIS Ref
							GIS Ref
							Insp Date
							08/27/18

Total Card	0.133	270,200	5,900	415,600	691,700	Entered Lot Size
Total Parcel	0.133	270,200	5,900	415,600	691,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	360.32	/Parcel: 360.3	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,200	5900	5,790.	415,600	691,700	691,700	Year End Roll	12/18/2019
2019	101	FV	214,200	6000	5,790.	409,700	629,900	629,900	Year End Roll	1/3/2019
2018	101	FV	214,200	6000	5,790.	314,700	534,900	534,900	Year End Roll	12/20/2017
2017	101	FV	214,200	6000	5,790.	296,900	517,100	517,100	Year End Roll	1/3/2017
2016	101	FV	214,200	6000	5,790.	273,100	493,300	493,300	Year End	1/4/2016
2015	101	FV	201,400	6000	5,790.	255,300	462,700	462,700	Year End Roll	12/11/2014
2014	101	FV	201,400	6000	5,790.	235,100	442,500	442,500	Year End Roll	12/16/2013
2013	101	FV	201,400	6000	5,790.	235,100	442,500	442,500		12/13/2012

Parcel ID: 058.0-0004-0010.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN JAME	29739-158		2/1/1999	Family		1	No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2004	1087	New Wind	6,120	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	294	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Average															
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1915	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct:	Fact: .	Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:	1	7	3										
Sec Int Wall:	Economic:		%	Additions:													
Partition: T - Typical	Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood	Override:		%	Baths:													
Sec Floors:	Total:	31	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical				Totals	1	7	3										
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.0-0004-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100		5,100
19	Patio	D	Y	1	14X22	A	AV	1990	3.47	T	23.2	101			800		800
More: N	Total Yard Items:	5,900	Total Special Features:		Total:	5,900											
SKETCH																	
SUM AREA BY LABEL :																	
FFL = 1044 BMT = 1044 TQS = 750 OFFP = 20																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,044	60.750	63,421	BMT	100	RRM	30 A									
FFL	First Floor	1,044	169.450	176,906													
TQS	3/4 Story	563	169.450	95,316													
OFFP	Open Porch	20	44.000	880													
Net Sketched Area: 2,671 Total: 336,523																	
Size Ad	1606.5	Gross Are	2858	FinArea	1920												
IMAGE																	
AssessPro Patriot Properties, Inc																	